



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
DECEMBER 9, 2020
8:30 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Christina Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Porshia Williams, Code Compliance Manager
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
James Fetter, Code Compliance Officer
Manuel Garcia, Code Compliance Officer
Captain Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Matthew Miller, Code Compliance Officer
Sandra Marie Pierce, Stormwater Operations Manager
Karen Proto, Code Compliance Officer
Will Snyder, Code Compliance Officer
Gail Williams, Code Compliance Officer

Respondents and witnesses

FC20090010: Michael Grosh, general manager; Stephen Tilbrook, attorney
CE20071145: Jehad Audi
CE20101022: David Milchan
CE20100377: Kurt Dahl
CE19081100: Russell Lobello
CE20100075: Louis Izquierdo
CE20110142: Brendan O'Dowd
CE20080428: Rodolfo Gutierrez
CE19052379: Arnold Harrison
CE20100841: Tim Gupton; John Randolph Hiller; Dale Clappison; William Goehring; Martha Amesbury
CE20101039; CE20100232: Michael Garcia
CE20040528: James Barron
CE19051821: Bobbie Schwester
CE19071973; CE19071977; Louis McCutcheon
CE20050544: Louis Howells
FC19120011: Robert Shahady Esq.

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 8:47 A.M.

Case: CE19071977

Ordered to Reappear

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2713 NW 20 ST

Owner: MCCUTCHEN, LOUIS N

This case was first heard on 11/7/19 to comply by 2/6/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,700 fine, which would continue to accrue until the property was in compliance.

Case: CE19071973

Ordered to Reappear

2709 NW 20 ST

Owner: MCCUTCHEN, LOUIS N

This case was first heard on 1/16/20 to comply by 1/26/20 and 2/20/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$12,450 fine, which would continue to accrue until the property was in compliance.

Case: FC-19120011

5809 N ANDREWS WAY

Owner: ELIZABETH/MORRIS AVENUE CENTER ASSOCIATES LP

Personal service was made on 11/20/20. Service was also via posting at City Hall on 11/26/20.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:4.5.8.6 , FFPC 6th

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR
TAGGED IN ACCORDANCE WITH THE CODE.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 62 days or a fine of \$100 per day.

Robert Shahady, attorney, said the owner had a bid to remove the system but needed a permit. He requested time to pull the permit and do the work. Captain Kisarewich acknowledged that the owner could apply for a permit to show that the system would not be required for the occupancy. The removal of all components must be complete.

Judge Purdy found in favor of the City and ordered compliance within 62 days or a fine of \$100 per day.

Case: FC20090010

17 S FTL BEACH BLVD

Owner: THOR GALLERY A BEACH PLACE LLC

%RYAN LLC - DIVINA TAVERAS

Personal service was made on 11/19/20. Service was also via posting at City Hall on 11/26/20.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: F-111.1.3, BCBRA, 3/

THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY BY A
BROWARD COUNTY LICENSED TEST AND BALANCE COMPANY.

MO Sec. 9-313, 4/21/

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

1:13.3.1.1, FFPC 6th

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

1:4.5.8.6 , FFPC 6th

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

1:13.3.1.1, FFPC 6th

ESCUTCHEON RING IS MISSING.

NFPA 101:7.10.5.2.1,

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

NFPA 101:7.2.1.8.1,

SELF-CLOSING OR AUTOMATIC-CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

NFPA 101:7.2.1.5.3,

LOCKS PROVIDED IN THE MEANS OF EGRESS REQUIRE A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

NFPA 101:7.1.3.2.1(1

THERE IS(ARE) UNPERMITTED PENETRATION(S) AND/OR OPENING(S) INTO AND/OR THROUGH THE EXIT ENCLOSURE ASSEMBLY.

NFPA 1:11.1.2.2, FFP

ELECTRICAL WIRING NOT PER NFPA 70, NATIONAL ELECTRICAL CODE.

NFPA 101:7.2.1.4.5.1

EXIT DOOR REQUIRES TOO MUCH FORCE TO OPEN.

NFPA 1:1.7.7.2, FFPC

TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

1:13.2.3.1, FFPC 6th **WITHDRAWN**

THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE AND PROTECTION AS DESIGNED.

1:13.2.3.1, FFPC 6th

THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE AND PROTECTION AS DESIGNED.

NFPA 1:1.12.1, FFPC

ALL REQUIRED PERMIT INSPECTIONS ARE NOT DONE AND PASSED.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance with NFPA 1:1.12.1, FFPC within 62 days or a fine of \$1,000 per day and with the remaining violations within 62 days or a fine of \$250 per day, per violation.

Stephen Tilbrook, attorney, said since they received notice in November, the owner had taken action to comply. He acknowledged this would take some time, and stated they had already hired professionals and secured estimates for the work. He agreed to return in 60 days for an update. He requested the potential fines be reduced to \$100 per day.

Judge Purdy found in favor of the City and ordered compliance with NFPA 1:1.12.1, FFPC within 62 days or a fine of

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\$1,000 per day and with the remaining violations within 62 days or a fine of \$250 per day, per violation and ordered the respondent to attend the 2/9/21 hearing.

Case: CE20040528

2415 CASTILLA ISLE

Owner: BARRON, JAMES & DARLENE

Service was via posting at the property on 11/10/20 and at City Hall on 11/26/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION. PREVIOUS CASE IS ENF-VIO-19110032. THIS CASE SHALL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING TO ADDRESS THE REPEAT VIOLATION.

Officer Snyder presented the case file into evidence and stated the property was in compliance as of 11/23/20. He recommended imposing \$543 in retroactive administrative costs.

James Barron stated the fencing and debris were from a neighbor's property. He said they had the property maintained once per month. They were in the process of permitting and building a new residence on the property. He agreed to construct a wall or construction gate if the City desired.

Judge Purdy found in favor of the City that the violation had existed as cited and imposed \$543 in retroactive administrative costs.

Case: CE20101039

2317 CASTILLA ISLE

Owner: LINET, HARRY A

Service was via posting at the property on 11/18/20 and at City Hall on 11/26/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE19091004. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT REGARDLESS OF ANY ACHIEVED COMPLIANCE.

Officer Snyder presented the case file into evidence and stated the property was now in compliance. He requested a finding of fact that the violation had existed as cited.

Michael Garcia said the owner had acted as soon as he received the notice.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: CE20100232

2317 CASTILLA ISLE

Owner: LINET, HARRY A

Service was via posting at the property on 11/18/20 and at City Hall on 11/26/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

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VIOLATIONS: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION. PREVIOUS CASE IS CE17020792. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

Officer Snyder stated the property was now in compliance and recommended imposing a fine of \$250 per day for the 15 days the property was out of compliance, a total of \$3,750.

Michael Garcia said the owner had withdrawn from the application process and signed an affidavit that the property would not be used as a vacation rental. He requested a fine reduction. Officer Snyder said he had requested the \$3,750 because this was a repeat violation.

Judge Purdy found in favor of the City and imposed a fine of \$3,750 for the time the property was out of compliance..

Case: CE20071145

Citation

300 SUNSET DR

Owner: AUDY UNISON LLC

This case was first cited on 9/11/20 to comply by 9/11/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended imposition of the full fine.

Jehad Audi said the site manager had hired someone to trim the trees. He said no branches larger than three inches had been cut; the larger branches had been lost during a hurricane a few years ago. Officer Snyder said a permit was still needed to replace the trees on the property or have them removed.

Judge Purdy imposed the \$13,350 fine, which would continue to accrue until the property was in compliance.

Case: CE20100841

Administrative Hearing to Appeal the Citation

1750 E LAS OLAS BLVD

Owner: 1750 LAS OLAS INC% PREMIER ASSOCIATES

This case was first cited on 10/20/20 to comply by 11/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Sandra Marie Pierce, Stormwater Operations Manager, explained that the City had been discussing stormwater/tidal issues with the property owners since 2015. In 2018, the property owner had begun a project to install a tidal valve to mitigate tidal activity from the waterway onto the property, flowing from there into the City's right-of-way catch basin. The problems had recurred after a couple of years and the owner had been considering removing the tidal valve. In December 2019, the owner determined there was a malfunction in the infrastructure and indicated they would have a contractor assess what type of lining project they needed. Ms. Pierce said it appear no lining project had been undertaken.

Will Snyder, Code Compliance Officer, said the respondent had appealed the citation in a timely manner. Katrina Jordan, Administrative Services Supervisor, confirmed that this was an appeal of the citation.

William Goehring, president of the co-op board, said the tidal flooding from their storm drainpipe had never cleared up with the tidal valve. He noted how severe flooding was in this area during king tides. He reported they had repaired the pipe years earlier and did have the interior of the pipe videoed more recently. He described his unsuccessful efforts to have a drainage study conducted by an engineering firm. They had video recorded the property after rains and Mr. Goehring said the video showed that the water accumulating in the parking lot was from the street; it was City run-off, not theirs. He said this proved that their property was not, in fact, causing runoff as the citation stated. He had an email from a public Works

Project manager discussing the flooding problem on the Isle of Capri, declaring that "various inspections also confirmed that runoff from the State-owned drainage system of Las Olas Boulevard contributed to the Isle of Capri flooding."

Ms. Hasan stated the respondent must prove that the citation was issued in error. Officer Snyder said the original violation was for stormwater runoff from the property, but that violation had been repealed, and this violation concerned: Section 47-25.2.L. THERE ARE INADEQUATE STORMWATER FACILITIES AND/OR SYSTEMS AT THIS LOCATION. Officer Snyder had seen evidence of stormwater runoff from the City property, stormwater pooling on this property and stormwater coming up through the catch basin. He no longer had these photos. He said the violation cited was present on the property.

Tim Gupton, co-op board member, said they had met with City staff, raised the seawall and installed the tidal valve and when this did not work, they had filled the drainage pipe to mitigate the tidal issue, as well as installing pervious pavers in the parking area and a rock pit adjacent to the Isle of Capri at a cost of \$100,000. He noted that the City had identified this area as a major problem, with no stormwater system.

Officer Snyder agreed that there were no stormwater facilities on this property and this was why they had been cited. Ms. Hasan felt Judge Purdy had heard enough from City representatives that the violation existed as cited. She asked him to take this under advisement or rule on the appeal of the citation.

Mr. Goehring said they were convinced that the stormwater issue was caused by runoff from City streets, which they could not control.

Ms. Pierce explained how new development was required to get a surface water management license proving that rainwater would be retained on the property. This property was constructed before this licensing existed, but if subsequent renovations met certain thresholds, they must obtain the license and comply. When the drainage system was installed, they would go through permitting and need to demonstrate that it met the requirements for water retention. The same process must be followed when abandoning the stormwater infrastructure, which was not done. She said her video showed that water was running off this property onto Isle of Capri.

Judge Purdy granted a continuance to 1/14/21.

Case: CE19051821

2510 W BROWARD BLVD

Owner: NBIM RIVERBEND US LP

%NORTHBRIDGE INVESTMENTS MGMT INC

Service was via posting at the property on 11/5/20 and at City Hall on 11/26/20.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.14.A.

THERE ARE LIGHTS IN THE PARKING FACILITIES THAT ARE NOT
ILLUMINATING AS DESIGNED.

47-21.16.A. **COMPLIED**

47-22.9. **COMPLIED**

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Bobbie Schwester, property manager, agreed that many lights were currently out. They anticipated receiving new fixtures soon to replace the temporary ones.

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Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE20040535

1213 NW 17 ST

Owner: MAGRAF GROUP INC

Service was via posting at the property on 11/19/20 and at City Hall on 11/26/20.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE UNAPPROVED
GRASS/LAWN AREA.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE20080428

1540 NW 11 WAY

Owner: CASADO, RODOLFO GUTIERREZ H/E GUTIERREZ, JUDITH

Service was via posting at the property on 11/19/20 and at City Hall on 11/26/20.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a)

COMPLIED

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND
MISSING GROUND COVER.

18-1.

THERE ARE CHAIRS, A TABLE, WASHING MACHINE, A COOLER AND
OTHER MISCELLANEOUS ITEMS STORED ON THIS PROPERTY CREATING A
PUBLIC NUISANCE AND IS AN EYE SORE.

47-34.1.A.1.

THERE ARE UNROOFED OUTDOOR STORAGE CHAIRS, A TABLE, WASHING
MACHINE, COOLER, WOOD, LADDER AND OTHER MISCELLANEOUS ITEMS.

18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON
THE PROPERTY.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 62 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 62 days or a fine of \$50 per day, per violation.

Case: CE20020270

824 NW 15 AVE

Owner: Y N INVESTMENTS LLC

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Service was via posting at the property on 11/20/20 and at City Hall on 11/26/20.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS GRASS/WEED GROWING THROUGH THE GRAVEL AND THE GRAVEL IS WORN THROUGH IN SOME AREAS.

9-306

THE EXTERIOR BUILDING WALLS AND FASCIA HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-278(e)

EVERY HABITABLE ROOM SHALL BE VENTILATED TO THE OUTDOORS.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

Case: CE19010731

548 SW 27 TER

Owner: STERNAIMOLO, MICHAEL C

Service was via posting at the property on 11/7/20 and at City Hall on 11/26/20.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET AND/OR PROPERLY DISPLAYED ON THIS PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

9-304(b) **COMPLIED**

47-34.1.A.1.

THERE IS OUTDOOR STORAGE CONSISTING OF BUCKETS, CONTAINERS, PVC, WOOD, BARRELS, CONES, WATER JUGS, LADDERS, TOOLBOXES, TOOLS, EQUIPMENT, PAINT CANS, GARBAGE CANS AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY IN THE FRONT, ON THE SIDES AND IN THE REAR. THIS IS A NON-PERMITTED LAND USE IN THIS RMM-25 RESIDENTIAL ZONED DISTRICT PER SECTION 47-5.19.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

Case: CE19051808

2500 W BROWARD BLVD

Owner: 170 NE 40 STREET INC %STEVE RHODES

Service was via posting at the property on 11/5/20 and at City Hall on 11/26/20.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-22.9. **COMPLIED**

9-305(a) **COMPLIED**

47-21.16.A. **COMPLIED**

47-20.14.A.

THERE ARE LIGHTS IN THE PARKING FACILITIES THAT ARE NOT ILLUMINATING AND ARE NOT BRIGHT.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE20090377

2080 SW 37 TER

Owner: CERBERUS SFR HOLDINGS II LP

Service was via posting at the property on 11/22/20 and at City Hall on 11/26/20.

Matthew Miller, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

COMPLIED

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Officer Miller presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE20100277

1923 NE 33 AVE

Owner: ZHOLENDZ, INNA

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Service was via posting at the property on 11/4/20 and at City Hall on 11/26/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 24-27.(b) **COMPLIED 10/28/20**

THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER
COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS
PROPERTY AND/OR ITS SWALE.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE20101022

407 SW 12 CT

Owner: MILCHAN, DAVID

Service was via posting at the property on 11/13/20 and at City Hall on 11/26/20.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE20100075

1400 NE 16 CT

Owner: MDR MOTORS LLC; %MICHAEL GRIECO JR

Service was via posting at the property on 11/17/20 and at City Hall on 11/26/20.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS
PROPERTY AND/OR ITS SWALE.

Officer DelGrosso presented the case file into evidence and stated the property was now in compliance. She requested a finding of fact that the violation had existed as cited and that a recurring violation would incur a \$150 per day fine.

Judge Purdy found in favor of the City that the violation had existed as cited and ordered that a recurring violation would incur a \$150 per day fine.

Case: CE20050544

3670 SW 23 CT

Owner: RIVERLAND ROAD LLC

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Service was via posting at the property on 11/15/20 and at City Hall on 11/26/20.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-18.47.A.

THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE.
IT IS NOT REGISTERED WITH THE PLANNING AND ZONING
DIVISION OF THE CITY AS REQUIRED NOR HAS IT OBTAINED STATE
CERTIFICATION.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 34 days or a fine of \$100 per day.

Case: CE20110142

1467 NE 53 CT

Owner: AOG INVESTMENTS LLC

Service was via posting at the property on 11/17/20 and at City Hall on 11/26/20.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-282.(d)(1)b.

THERE ARE A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION
RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION(365 DAY)
BEFORE THE SPECIAL MAGISTRATE.

Officer Williams presented the case file into evidence and recommended suspending the certificate for 365 days.

Judge Purdy found in favor of the City and suspended the certificate for 365 days.

Case: CE19052379

1711 NW 7 PL

Owner: SHUKER, AVRAHAM

This case was first heard on 11/7/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$22,400 and the City was requesting the full fine be imposed.

Judge Purdy imposed a fine of \$3,000 for the time the property was out of compliance.

Case: CE19081100

Vacate Order of 10/28/2020 and Rehear Case

666 W BROWARD BLVD

Owner: BURGER KING CORP #43 %RYAN

This was a request to vacate the order dated 10/28/20.

Judge Purdy vacated the order dated 10/28/20.

This case was first heard on 1/16/20 to comply by 3/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$113,250. The City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 169-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/27/21 hearing.

Judge Purdy accepted into evidence page 18 of complied, closed, withdrawn and rescheduled cases.

Cases Complied

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The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
FC20020019

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
CE20100377

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

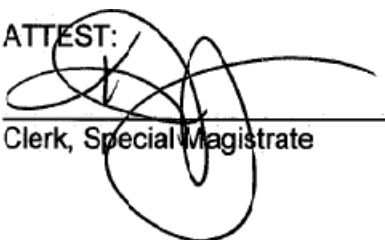
Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 11:47 A.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate